

SCALE: 1"=60'

**PUBLIC UTILITY  
EASEMENT METES:**

LINE	BEARING	DISTANCE
L1	S82°14'04"E	277.33
L2	N61°21'32"E	3.69

CURVE TABLE:				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	40.13	25.00'	91°08'36"	S 41°08'50"E=35.96
C2	419.74	770.00'	31°23'58"	S 22°37'32"W=414.56
C3	40.77	25.00'	93°26'10"	S 84°37'30"W=36.40
C4	37.96	25.00'	87°06'23"	N 04°48'07"W=34.42
C5	458.86	830.00'	31°40'32"	N 22°56'48"E=453.04
C6	38.66	25.00'	88°35'06"	S 53°37'40"E=34.92
C7	464.42	800.00'	33°15'42"	S 33°38'23"W=457.60
C8	178.00	770.00'	31°47'41"	S 13°37'53"E=177.60
C9	241.73	770.00'	17°58'18"	S 09°14'50"E=240.75

Boonville Town Center  
18.51 Acre Tract  
John Austin Survey, A-2  
Bryan, Brazos County, Texas

Field notes of an 18.51 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being all the remainder (after the expansion of the right-of-way of F. M. No. 158) of the called 16.104 acre (net) tract described in the deed from Ted Wilkinson, Inc., to Ted Wilkinson as recorded in Volume 723, Page 470, of the Official Records of Brazos County, Texas, and all of the called 1,362 acre - 1st Tract and all of the called 0.269 acre - 2nd Tract described in the deed from Ted Wilkinson, Inc., to Ted Wilkinson as recorded in Volume 5381, Page 01, of the Official Records of Brazos County, Texas, and all of the 0.83 acre tract described in the deed from Billy Bob Sanders to Tad D. Wilkinson recorded in Volume 6128, Page 59, of the Official Records of Brazos County, Texas, and said 18.51 acre tract being more particularly described as follows:

**BEGINNING** at the 1/2" iron rod found (bent) in the south right-of-way line of Farm to Market Road No. 158 (Boonville Road), marking the northwest corner of the aforementioned 0.269 acre tract, same being the northeast corner of the McCoy's-Cole Subdivision - Phase 1, according to the plat recorded in Volume 2445, Page 153, of the Official Records of Brazos County, Texas;

THENCE S 8° 08' 20" E along the existing (circa 1947) south right-of-way line of F.M. No. 158, at a distance of 63.12 feet, pass the northeast corner of the beforementioned 0.269 acre tract, continue on for a total distance of 221.31 feet to a 1/2" iron rod found at the east edge of a concrete power pole;

THENCE S 03° 51' 25" W for a distance of 2.70 feet to a 5/8" iron rod found (with cap) in the new (circa 1995) expanded south right-of-way line of F.M. No. 158 (this point erroneously called to be in the existing (circa 1947) right-of-way line of F.M. No. 158;

THENCE along the new (circa 1995) expanded south right-of-way line of F.M. No. 158, as follows:

S 82° 14' 47" E for a distance of 165.18 feet to a 5/8" iron rod found (with cap) for angle point corner,

S 87° 00' 34" E for a distance of 79.37 feet to a 1/2" iron rod found (with cap) in the northerly southeast line of the beforementioned 16.104 acre tract and at the northwest corner of the beforementioned 0.63 acre tract, from which a 12" crosscut post fence corner bears S 61° 18' 18" W - 7.2 feet,

S 86° 52' 22" E for a distance of 107.97 feet to a 5/8" iron rod found (bent) marking the northeast corner of the said 0.83 acre tract in the northwest line of a 1.765 acre tract described in the deed to Don B. Coker, recorded in Volume 421, Page 689, of the Deed Records of Brazos County, Texas;

THENCE S 08° 55' 01" W along the common line between the beforementioned 0.83 acre tract and the 1.765 acre tract for a distance of 296.20 feet to a 1/2" iron rod found marking the south corner of the said 0.83 acre tract;

THENCE S 43°14' 36" E along the common line between the northeast line of the aforementioned 16.104 acre tract and the following two tracts: the Coker - 1.765 acre tract, and the 1.290 acre tract, described in the deed to Donald B. Coker recorded in Volume 399, Page 280, of the Deed Records of Brazos County, Texas, adjacent to a fence, for a distance of 271.03 feet to a 14" iron rod found in concrete marking the east corner of the 16.104 acre tract, same being the north corner of the Tom Litch Chevrolet Company's tract, and from the said rod to the point recorded in Volume 117 p.3, Page first of the Official Records of Brazos County, Texas, from which a 2" iron pipe post fence corner bears S 54° 58' 19" E - 0.8 feet;

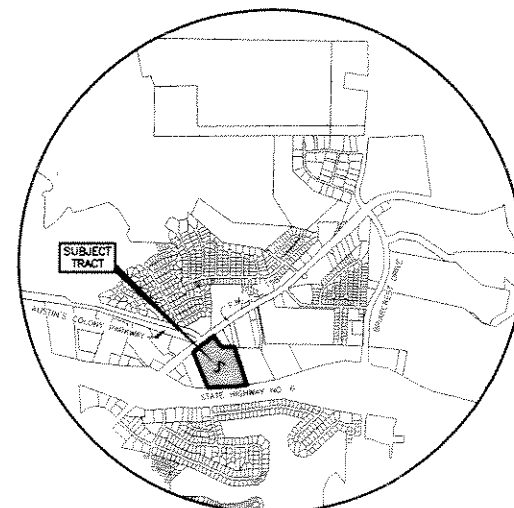
THENCE S 25° 31' 11" W along the common line between the beforementioned 16.104 acre tract and the North Light Chevrolet Company Subdivision, adjacent to a fence, for a distance of 847.52 feet to a 1" iron rod found in concrete in the northeast line of Earl Rudder Freeway (Highway No. 6 - East By-Pass) marking the south corner of the 16.104 acre tract, same being the west corner of Mark Light Chevrolet Company Subdivision, from which a 4" creosote post fence corner bears S 19° 33' 14" W - 2.8 feet;

THENCE along the northeast right-of-way line of North Earl Rudder Freeway, adjacent to a fence, as follows:

N 54° 24' 45" W for a distance of 226.78 feet to a 1/2" iron rod set for angle point, from which a concrete right-of-way marker (disturbed) found bears S 53° 43' 40" E - 0.73 feet,

N 48° 19' 19" W for a distance of 611.47 feet to a ½" iron rod found marking the west or southwest corner of the 16.104 acre tract, same being the southeast corner of the beforementioned McCoy's-Cole Subdivision, Phase 1, from which a ½" iron rod found (with cap) bears S 88° 48' 48" E - 0.15 feet and a 6" creosote post fence corner bears S 11° 36' 45" W - 8.8 feet.

THENCE N 21° 08' 48" E along the west line of the beforementioned 16.104 acre tract, the beforementioned 1.362 acre tract and the beforementioned 0.269 acre tract, same being the east line of the beforementioned McCoy's-Cole Subdivision, Phase 1, adjacent to a fence, at a distance of 201.7 feet, pass the southwest corner of the 1.362 acre tract, at a distance of 628.95 feet, pass the common corner between the 1.362 acre tract and the 0.269 acre tract, continue on for a total distance of 817.42 feet to the **PLACE OF BEGINNING**, containing 18.51 acres of land, more or less.



**VICINITY MAP**  
NOT TO SCALE

# FINAL PLAT OF BOONVILLE TOWN CENTER

18.51 ACRE TRACT

JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

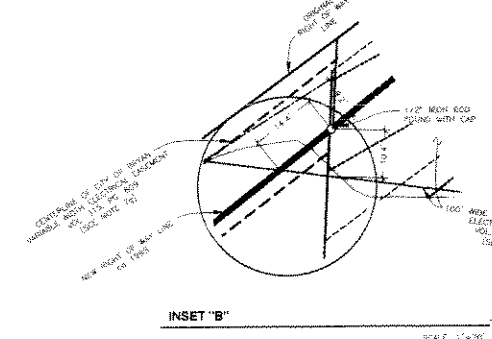
FIVE ASS INVESTMENTS, LLC  
809 UNIVERSITY DR., STE. 101A  
COLLEGE STATION, TX 77840  
979.268.2000

SHEET 1 OF 2  
SCALE: 1"=60' JANUARY, 2008

PREPARED BY

KING ENGINEERING &amp; SURVEYING

4101 TEXAS AV + PO BOX 4234 + BRYAN, TEXAS + PH 979/846-6312



18.51 ACRE TRACT

PREPARED BY

4101 TEXAS AV + P.O. BOX 4234 + BRYAN, TEXAS + PH 435/346-9212